

CALL TO ORDER

Mayor Carver called the meeting to order at 7:00 pm on October 5th, 2026.

INVOCATION

Paige Bierce offered the invocation.

PLEDGE OF ALLEGIANCE

Mayor Carver led the Pledge of Allegiance.

ROLL CALL

The following council members answered roll call: Paige Bierce, Sondra Carey, Kay Hines, Joe Johnson, Mark Phillips and Chris Sherbourne. Administrator Derek Allen, Police Chief Adam Lakey, and Solicitor Matt Griffith were also present.

AGENDA

Carey moved and Hines seconded to amend the agenda to add New Business after the Fiscal Officer's Report. Roll call: Carey - Yes; Hines - Yes; Bierce - Yes; Johnson - Yes; Phillips - Yes; Sherbourne - Yes. Motion carried 6-0.

APPROVAL OF MINUTES

A correction was noted to the spelling of Paige Bierce's name. Mayor Carver asked for a motion to approve the minutes with this spelling correction. Johnson stated “I do not wish to motion that. I don't think the minutes are complete. So if somebody else wants to do that then they can but there's there was a lot said at the end of the last meeting that is not in that report. So therefore I will not approve them.”

he specific omissions from the minutes were not identified.

Phillips moved to approve the minutes with the spelling correction. The motion failed for lack of a second.

GUESTS:

Kit and Robin St. Clair, Thomas Cronenwett, Aaron Gattshall, Lyndsey and Karen Wilcox, Cody Douglas, and Jamie Brucker.

Jamie Brucker, co-owner of the Capitol Theater, addressed Council “I come to you before you just as an individual on behalf of my business partner and I, owner of the Capitol Theater, and it's in regards to ordinance number 2034. And uh I listened to the last council meeting and was slightly concerned about what could be the maximum penalty under that particular section. And the reason being is um as your oldest business in downtown Mount Gilead, 140 years old in the same location, our building's in um great need of repair. And while we've owned it, we have invested close to \$400,000 to date and not taken a single paycheck.

And so I told my business partner that if this passes, currently we can't afford to paint the top of our building. And I heard that as a prime example of why someone would be cited under this code section. Um I told my business partner we probably have to slap a for sale sign on the side of the building and not care who buys it and whether or not they'll carry the business on. Um simply because I cannot afford to go to jail because I would lose my job. He would lose his job. And so um that's why I'm here. I'm a little concerned about the maximum penalty that was proposed.

I know it's still up for discussion, I believe, if I understood correctly on the last recording. Um, I would recommend that if the concern is about the light, there are other ways to encourage business owners to fix blight if you're looking at that. I know it's also going to cover anything on the residential side, so it's a little bit different. But on the business side, if you're concerned about blight, um, Cardington has a fantastic

program. They kind of call it your fix your face program. Uh they give out low interest loans to businesses um to fix up their storefront. Um I know that's more so through their CIC, which is a different revenue source. They have different means to do it and not necessarily through the council, but if your primary concern is blight, there's programs out there for commercial side of things that that can help with that. So, um I don't want to take up a lot of your time. I know it's still being discussed, but that was my primary concern. I know I talked to a few council members that reached out wondering why I wanted to be on the agenda. I was happy to share with them.”

Mr. Brucker also commented that they had completed some painting of the building (the low parts). Mayor Carver asked how much it would cost them to paint. Mr. Brucker stated that it would be every bit of \$20,000.00. They only charge \$4.00 a movie ticket and keep an average of 35%, with the remainder, 65%, going to Hollywood.

Mr. Phillips told Mr. Brucker this could be part of his long-range plan. Mr. Brucker said yes.

Mr. Brucker also said they had gotten estimates to redo the roof, but they could not afford them. A year later, a windstorm came through and blew the roof off, so insurance was able to pay for that.

“I understand that you guys are looking for teeth, you know, a mechanism to go after people that do uh, cause major issues in our community. So, I I value that. Um, and I know you can't pick and choose and that's my concern, I guess, with this is, um, while you might have certain properties in mind, um, someone's going to stab a picture of my downtown business and say, "You came after me for paint. Why didn't you go after them?" And that's going to put you guys in a fun position, too.”

“Again, you can't pick and choose who you go after, but eventually if someone sees someone getting a hall pass, they're going to question it, and that becomes an issue, too. So, so I just while you're considering your maximum penalty, because I think the maximum was 30 days in jail. Was that what I heard?” Solicitor Griffith said it was up to 60 days.

Mr. Johnson said “it's the magistrate's discretion. And I think it's going to come down to the number of times that person has to come before him because we went to the mayor's court and talked to the magistrate. That's where we kind of he simply he told us your problem is you have no teeth to your penalty. So to Derek's point, they come in, they get their \$100 fine, they go around the corner, they don't pay it, and life goes on and it's repeat cycle. So we wanted to give him some teeth to be able to both of them, him and the magistrate to be able to, you know, put pressure on on. So I I don't see where there would be a world where magistrate would give you 60 days in jail but.” Mr. Brucker said I hope not.

Paige Bierce asked what the CIC Fix the Face program was. Mr. Brucker said it was like a revolving loan. She asked if he could explain that later. He said he would.

POLICE DEPARTMENT REPORT

Chief Lakey reported that Detective Beekman investigated a case of Pandering Obscenity Involving a Minor by a 21-year-old female village resident. A 12 count indictment of F2 charges were issued September 24. She was arrested, arraigned, and then released by the judge on an OR bond.

Chief Lakey and Sergeant Beekman passed the FAA Part 107 (Drone) license exam. Upon receiving TSA approval, the drone can be registered to start practical training.

Officer Robinson and Officer Gattshall attended OTOA - Close Quarter Concepts for Patrol training, and Officer McIntyre attended criminal drug interdiction training.

FIRE DEPARTMENT REPORT

Mayor Carver stated that Chief Carey could not attend and advised that his Council report would be submitted for the October 19 meeting.

COMMITTEE OF THE WHOLE – Mark Phillips

Councilman Phillips reviewed information from the September 21 presentation concerning the proposed V3 zoning code and map update. Topics included future growth, residential, commercial and industrial

development, preservation of agricultural areas, infrastructure and public-safety needs, and public participation in land-use planning.

The Committee also discussed options for 2027 employee health insurance. The Committee also planned to discuss the auditor's report, employee health insurance, wages, overtime, and possible pay increases.

Next meeting will be October 13th at 6:00 pm.

VILLAGE ADMINISTRATOR REPORT

The Administrator reported contacting the Morrow County Development Office regarding the possibility of attracting another grocery store to the community. The Administrator completed an inventory of missing street-name signs and sent it to a vendor for pricing; brackets were also being researched.

Allen discussed streetlight outages and Ohio Edison's responsibility for decorative lights in Chartwell Green.

Joe Johnson commented, "in response to that, the reason I didn't include was I was just asking a question. Derek asked me in a reply email why I didn't include the rest of council in my original question because I didn't think I just want to know that one question was was Chartwell because if you've seen them, they're different. They look like an old gas like kind of like and I didn't know if that was the same Ohio Edison as the big ones or whatever. Um, I did something on the day I sent you that email and it was it's kind of a test to see what happens because I told you a while ago you had said that you send in the list the list the list and nothing happens. Well, I sent in a list. I used the link on the village website. There's a link down there. It says report lights out or whatever and it's it's literally a link to Ohio Edison. So, if you have a street light out on your street, you can do it. Well, I don't know if it was because what he did or or just coincidence that I did it, but as soon as I reported the three on my road, they were replaced. So, I picked four right here on Main Street. Send a report where they are exactly in front of this location, this location, this location. I'm going to check them on my way home tonight. I'm going to check them on my way home tomorrow. Sandra is going to drive by on her way through while I'm in Texas and Ken to keep an eye to see if there's a gate. That's the way that we have to do it. Yeah. I will take a drive around every week and write down four and help you do that. But kind of I just wanted to kind of do the test thing to see if what I had done actually made a difference. It was just coincidence. So that's why I did that."

Allen called the recommended architect for "Fraizer's Point" and hasn't heard back. Joe Johnson commented to the audience, "I didn't I don't know if I brought it up the last meeting when you guys any of you were here, but we're trying to take that what we call Fraizer's Point down by the tracks in front of McDonald's or whatever and we want to like put block around it, stone, have a big Mount Gilead monument drawn up, you know, something to make that look presentable and that's that's what we're trying to work towards. That's what we're discussing"

The Administrator discussed reviewing the International Property Maintenance Code, including concerns about building-code administration and the appeals-board requirement. Those sitting on the appeals board will need to include residents of the village or the city that you are in, and it has to be somebody from the plumbing industry, electrical industry, construction or building. Allen talked to Crestline to see how they do it, and they agreed it would be almost impossible without a building code. So, you'd have to initiate a building code.

Allen talked to Teri Wise, who used to be the Centerburg administrator. I had a discussion with her. She mentioned the same thing. It is the appeals board. How do you get somebody who is an electrician, somebody who is a plumber, somebody who is into construction that lives in the community to serve on that appeals board because they have a right to appeal. So, um, so it is not a realistic thing anymore

Joe Johnson responded, "it's perfectly fine if that's the answer because like I said, this all this all goes back to the blight thing. And when we first came on council talking to Derek and he was very frustrated with people come in, they get fined, they leave, nothing happens. So, we're trying to figure out how to put teeth to it or put the tools in his toolbox so that he can do it and it gets enforced and he's not frustrated. "

Allen said that if you submit what Cardington has, it can be reviewed and passed.

Allen stated that Fiscal Officer Davis had texted him during the meeting and wanted to know specifically what she needs to do for the minutes. Or you can wait until she's back, I assume, on Monday, and speak to her. Somebody could speak to her about what you are needing for the minutes. Johnson said to have her call him when she is free.

MAYOR'S REPORT

The Mayor reported that she had met with Snyders and their monument contractor and had visited all of the gateway signs. She noted that all deteriorated gateway monuments had been removed and that granite monuments were expected to be installed within the next week or so.

The Mayor also reported meeting with the softball/baseball commission regarding an agreement between the commission and the Village, which would be submitted to the Village Solicitor after commission review.

The Mayor reported vandalism to the new basketball goals at the recreation center.

Joe Johnson asked Derek Allen about quotes for security cameras. Allen has not received quotes yet; however, he said that when the pool cameras were installed, cameras were also installed for the tennis courts, basketball courts, and ball diamond. He is getting quotes for 417 West Marion, the fire training center. The compost facility is going to be an issue because they looked at putting cameras up at the wastewater plant many years ago, and there's not good enough internet out there, and they would have to run something out to the wastewater plant. Fiber optic doesn't go anywhere near there.

Joe Johnson commented, "The uh request records request we got emails on. I called you or text I think it texted you and you said you were going to give us direction as to how to handle it."

Mayor Carver "Um Cathy was handling it" Joe Johnson "so I didn't Okay. So can we get a copy of everything that was sent? So we none of us were because I I've been waiting because I got an email from Derek with regards to the pool and I didn't know if I was supposed to submit this as a member of council." Mayor Carver said that if any council members don't have these records then they just need to reply as they don't have the records. Mayor Carver also commented on this public record request "I did find it kind of ironic that there is no Ohio Transparency Project and tuta.com is a uh web server that um you can get an anonymous email that can't be tracked. So, and some of that information was very specific and there's only about eight people that would have known some of that information." Joe Johnson "I don't I don't speak internet. What is What are you What are you What are you implying I guess?" Mayor Carver "Okay. tuta.com you can get an anonymous email and it cannot be tracked back to an individual's personal internet. And there is no such thing as Ohio Transparency Project."

Derek Allen had sent Fiscal Officer Davis all of his files to forward onto the Ohio Transparency Project. Joe Johnson was concerned because he had an email from Derek concerning the pool. Mayor Carver stated that if it was after the requested date, then he did not need to send it. Joe said the email was on September 23, which was within the record request date. Derek said that he assumed he gave the Fiscal Officer all references that he had to the requester. Mayor Carver stated that Fiscal Officer Davis could supplement those records if they were not included.

SOLICITOR'S REPORT – Matt Griffith

The Solicitor reported no regular business. However, he stated that there is a need to go into executive session regarding a complaint against a public official and the requirements for an executive session.

Derek Allen asked who requested it. Joe Johnson stated that he had requested it and wanted it between the 6 council members and the solicitor.

Mayor Carver stated "Okay, that's fine. Um, okay. Just be aware that the last executive session we had does not fall. It was not um what's the word I'm looking for? It didn't rise to the level in executive session. And if you just come in and ask me your questions could have answered them. So it was outside of the line. Giving work assignments is not a reason for I was under the understanding that complaints against someone fell under that. There is a difference between a complaint and a complaint that falls under what they mean by Ohio Revised Code, which is something that rises to the level of a mayoral investigation. Telling me somebody hasn't returned a phone call is not a complaint against the public official. Um, and so that's why I'm trying to find out because I am not going to participate and I I'm hearing that you don't want me there anyway."

FISCAL OFFICER'S REPORT – Cathy Davis

Phillips moved and Sherbourne seconded to approve the bills. Roll Call vote: Phillips – yes, Sherbourne – yes, Bierce – yes, Carey – yes, Hines – yes, Johnson – yes.

ORDINANCE 2034 - REPEAT BLIGHT VIOLATIONS

Council considered Ordinance 2034 establishing graduated penalties for repeat blight violations. Discussion included application to residential, commercial, and industrial properties and concerns regarding the severity of the penalties.

Johnson moved and Hines seconded to pass Ordinance 2034 to the third reading. Roll Call vote: Johnson – yes, Hines – yes, Bierce – yes, Carey – yes, Phillips – no, Sherbourne – yes.

Councilman Phillips initially indicated an abstention, then changed his vote to No. The ordinance proceeded to the third reading.

ORDINANCE 2036 - ANNEXATION

Council considered Ordinance 2036 accepting the annexation of certain real property from Gilead Township. Carey moved and Bierce seconded to suspend the three-reading rule. Roll Call vote: Carey – yes, Bierce – yes, Hines – yes, Johnson – abstain, Phillips – yes, Sherbourne – yes.

Hines moved and Carey seconded to pass Ordinance 2036. Roll Call vote: Hines – yes, Carey – yes, Bierce – yes, Hines – yes, Johnson – abstain, Phillips – yes, Sherbourne – yes.

ORDINANCE 2037 - ODOT CONSENT LEGISLATION

Council considered ODOT consent legislation to replace the bridge structure over State Route 95. Council was advised that the project would have no cost to the Village and that ODOT required Village consent to perform work inside the Village. Phillips moved and Bierce seconded to pass Ordinance 2037 to the second reading. Roll call vote: Phillips - Yes; Bierce - Yes; Carey - Yes; Hines - Yes; Johnson - Yes; Sherbourne - Yes.

ORDINANCE 2038 - 2027 MOWING

Council considered advertising for bids for mowing Village-owned properties during 2027. Discussion included work currently performed by Village employees and the possibility of hiring local youth age 16 or older for mowing duties. There was no motion. Roll call vote: Sherbourne - No; Bierce - No; Carey - No; Hines - No; Johnson - No; Phillips - No. The motion failed 0-6, and the ordinance did not advance. Council discussed including funding in the budget for youth mowing employees.

ORDINANCE 2039 - V3 ZONING CODE UPDATE

Authorizing the Village Administrator to enter into an engineering agreement with V3 for a zoning code update. Derek Allen said that if council would like to suspend the readings, then he would need a motion. Although suspension was not necessary. Carey moved and Bierce seconded to suspend the three-reading rule. Roll call vote: Carey – yes, Bierce – no, Hines – no, Johnson – no, Phillips -no, Sherbourne – yes. Motion failed.

Phillips moved and Johnson seconded to pass Ordinance 2039 to the second reading. Roll Call vote: Phillips – yes, Johnson – yes, Bierce – yes, Carey – yes, Hines – yes, Sherbourne – yes.

ELECTRONIC TIMEKEEPING

Fiscal Officer Davis asked Council to postpone implementing an electronic timekeeping system until the first payroll of 2027. The motion was approved. Johnson moved and Carey seconded to implement a time

keeping system to start with the first payroll of 2027. Derek Allen explained that Fiscal Officer Davis has been working on this and had sent the changes to the personnel manual to attorney Ben Albrecht. Once the manual has been changed, it will go to council for approval. Once the timekeeping system is in place, all employees will sign the manual. Roll Call vote: Johnson – yes, Carey – yes, Bierce – yes, Hines – yes, Phillips – yes, Sherbourne – yes.

NEW BUSINESS

Council discussed adding New Business to future Council agendas. Carey moved and Sherbourne seconded to amend the Rules of Council to include “New Business”. Mark Phillips asked the reasoning for this. Joe Johnson “So we can bring things up that there's something that comes up.” Roll Call vote: Carey – yes, Sherbourne – yes, Bierce – yes, Hines – yes, Phillips – yes, Sherbourne – yes.

Joe Johnson moved and Sherbourne seconded to direct the Village administration to make specified information readily accessible on the Village website within 30 days. Items identified included the Rules of Council, Village policies and procedures, job descriptions, records-retention policy, public-records request information, Council Member contact information including phone numbers and addresses, recently adopted ordinances and resolutions, state audit reports, and an archive or links for Council meeting videos and live streams. The group discussed links to the YouTube streams, where to put the job descriptions, and how to find past audit information. Someone in the audience offered their services for the website and said they take care of Gilead Townships’ website. It was noted that some of this can go on the website right away, and others may take a little while to post. Joe Johnson said we could amend the motion if we needed more time. Roll Call vote: Johnson – yes, Sherbourne – yes, Bierce – yes, Carey – yes, Hines – yes, Phillips – yes.

GOOD OF THE ORDER

Mayor Carver invited them all to her upcoming birthday gathering at the Capitol Theater.

Sherbourne moved and Johnson seconded to enter executive session pursuant to Ohio Revised Code Section 121.22(G)(1) concerning a complaint against a public official. This will be for the 6 council members and the solicitor only. Roll Call vote: Sherbourne – yes, Johnson – yes, Bierce – yes, Carey – yes, Hines – yes, Phillips – yes.

Joe Johnson moved and Kay Hines seconded to come out of executive session and back into regular session at 8:38 pm.

Mark Phillips moved and Kay Hines seconded to adjourn at 8:38 pm.

Approved:

Cathy Davis, Fiscal Officer

Donna J. Carver, Mayor